



## NEIGHBOR NOTIFICATION FORM AND EVIDENCE OF NOTIFICATION SAFEGUARDS DURING CONSTRUCTION

DATE:	4/11/2022	PERMIT NUMBER:	DK2200127
ADDRESS OF PROPOSED WORK:	515 Oglethorpe St NW, Washington, DC 20011		

### OWNER/PERMIT APPLICANT INFORMATION:

NAME:	Patricia Probst/Jourdan Miller
ADDRESS:	515 Oglethorpe St NW
PHONE:	973-714-1417
EMAIL:	probst.patty@gmail.com

### ADJOINING OWNER INFORMATION:

NAME:	Michael Wright
ADDRESS:	513 Oglethorpe St NW
PHONE:	301-518-8868
EMAIL:	drwright@twgsports.com

### CONTRACTOR INFORMATION:

NAME:	Deck Solutions	PHONE:	301-792-1117
LICENSE NUMBER:	MHIC # 110905	EMAIL:	info@decksolutions.com

Section §3307.1 of the 2017 District of Columbia Building Code, 12-A DCMR (the "Building Code") requires adjoining public and private property to be protected from damage during construction, alteration, repair, demolition or raze of a premises at the expense of the person causing the work. Protection must be provided for lots, and for all elements of a building or other structure, including, but not limited to, footings, foundations, party walls, chimneys, skylights, and roofs. Provisions shall be made to control water runoff and erosion during construction, demolition or raze activities.

Proper underpinning of existing adjoining or party walls which require underpinning must be provided in accordance with applicable sections of the Building Code.

Under Sections §3307.2 and §3307.3 of the Building Code, notification of the adjoining property owner is required for certain types of construction activities. A copy of Section §3307 of the Building Code is available online on the DCRA website at: <https://dcra.dc.gov/page/dc-construction-codes> or through the International Code Council at: <https://codes.iccsafe.org/content/IBC2015/chapter-33-safeguards-during-construction>.

I am the owner of the property and/or the authorized agent of the owner identified above which adjoins your property. I am proposing to carry out work, as identified in the permit number above which requires all adjoining property owners to be notified and provided with applicable plans and permit documents. I have determined that the following specific measures need to be undertaken to protect the adjoining premises and the listed permit documents are developed and designed accordingly:

Please indicate whether access to the adjoining property is required and list the specific measure that are being proposed. You may find more details in Section §1062.18.4.

Access required for protection of adjoining properties:	Yes	<input checked="" type="radio"/> No
Access required for protection of adjoining properties:	Yes	<input checked="" type="radio"/> No

Note: If access is denied by the adjoining property owner, then the owner/permit applicant to provide instructions not to access the adjoining property in the drawings and permit documents.

## ADDITIONAL TOOL FOR VIEWING PLANS AND PERMIT DOCUMENTS

With this notice of a permit application, adjoining property owners may view and download the plans and permit documents associated with the project. To increase access and reduce the time required for review, plans and construction documents will be available in eRecords, DCRA's online electronic records management system, the next business day after they are uploaded by the owner/permit applicant. eRecords is available at: <https://dcra.dc.gov/node/1473011>. Plans and permit documents submitted at the time of permit application will be available online for up to 60 days after permit issuance.

To view documents associated with a permit application in eRecords, visit <https://dcra.dc.gov/node/1473011>, and:

1. From the list of available searches, select "Neighbor Notification,"
2. Enter either the permit number from this Neighbor Notification Form, or the address of the property associated with the project; and
3. Select the available documents to download for review.

You may also visit [dcra.dc.gov](https://dcra.dc.gov) and select "View Permit Records Online (eRecords)" from the Resources section on the homepage.

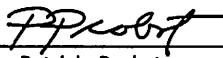
## EVIDENCE OF NOTIFICATION

As part of permit application process and as required by DC Code Section §106.2.18.3.1.1, I, the owner/permit applicant will provide evidence of notification, consisting of the following:


1. A Notice of Filing of a permit application shall be posted for a continuous period of at least 30 calendar days from the date of evidence of posting notification, including the 30 days period prior to issuance of the permit. The notice will be posted in a Neighbor Notification Form provided by DCRA. The notice will be posted at the main entrance of the premises identified above. If the notice is destroyed, damaged, or removed during the posting period, it will be replaced promptly. Both the Neighbor Notification Form and Affidavit of Maintenance will be required to be uploaded in eRecords with the documents supporting the permit application.
2. Evidence of the delivery of written notice as prescribed in Section §106.2.18.3.1.2.
3. An Affidavit of Maintenance providing sworn.

As required, Neighbor Notification Forms, photographic evidence of posting, and Affidavits of Maintenance will be required to be uploaded with the documents supporting the permit application in ProjectDox, DCRA's permitting and plan review platform by the owner/permit applicant.

As the owner of premise for which a permit application has been submitted or for which I will be applying, I certify that all information submitted including that through eRecords is accurate for the above stated property address and/or permit application. If any technical objections are submitted by the adjoining property owners, I will be responsible to resolve it with the adjoining property owners and DCRA by submitting a detailed resolution report in one package prepared by the design professional with supporting documents like drawings, reports, design calculations, etc.

Signature:  Date: 4/11/2022  
Name of Owner: Patricia Probst

I here with certify that the work protection plans including drawings, details, sections, reports, and other applicable notes for above stated address and permit application based on the scope of work are prepared to comply with the District of Columbia Municipal Regulation 2017 DCMR 12A:

Name of Design Professional: David Delgado, DRD Studio  
Signature of Design Professional:   
Date: 4/12/22

Stamp of Design Professional

*Note: Any change in construction documents and supporting documents after issuance of permit meeting the requirements of section §106.2.18, will require submission of a revised neighbor notification form for the new permit. It is required to provide all pages of neighbor notification form to the owner of adjoining premises with accurate information. It is requested to refer to Guideline -Neighbor Notification Program and guidelines for underpinning work and Construction Codes Administrative Bulletin CC2015-01.*

# RESPONSE FROM ADJOINING PROPERTY OWNER

## INFORMATION TO THE OWNER OF ADJOINING PROPERTY

As the adjoining property owner, you will have 30 days from the date of receipt of Neighbor Notification Form and applicable plans, project drawings and supporting documents to submit technical objections as per applicable DC Code Section §3307 besides submission of technical objections during the permit review process and during construction. Owner/permit applicants will be responsible to resolve technical objections by providing a detailed response, if applicable, with the revised permit documents.

The objection shall include: 1) technical support for your conclusions that the work authorized by the permit will not protect your premises from structural damage, (2) any proposed changes to the work plan that you assert are necessary to protect your premises from structural damage, (3) reasons for not having protection to the properties based on the scope of work and types of permits, and (4) supporting documents like drawings, sections, elevation etc., for explanation of technical objections. Neighbors shall submit technical objections to the permit applicant with a copy sent to DCRA at the address and/or email address listed below:

**Deputy Chief Building Official**  
**Department of Regulatory and Consumer Affairs**  
**1100 4th Street, SW, Third Floor**  
**Washington, DC 20024**

**Email Address: [technicalobjections-DCRA@dc.gov](mailto:technicalobjections-DCRA@dc.gov)**  
(Please include in the subject line: address of property, permit number, and address of neighbor undertaking the project)

Any request for access to your property, in order to install any protective work, is governed by Section §106.2.18.4, except where a limited or temporary right of access to the adjoining premises is expressly granted in Sections §3307.2.2. or §3307.4.1 for the specific protective work required.

A limited access right under Section §3307.2.2 of the DC Code is expressly granted:

1. Where a party wall requires underpinning as a result of the proposed work;
2. Where the underpinning can be provided by the owner undertaking the work from said owner's premises, even if the footing extends onto the adjoining owner's premises to provide overall strength to the party wall;
3. Where extension of the footing is required to stabilize and support the adjoining owner's building or structure, and to avoid unreasonable delay in excavation and development of the permitted project; and
4. The owner undertaking the work has provided notice to the owner of the adjoining premises in accordance with Section §106.2.18 where required.
5. Protective work to adjoining properties.

I hereby confirm that I received plans and project documents from DCRA's eRecords online electronic records management system or received \_\_\_\_\_ (number of drawings) project drawings and \_\_\_\_\_ (number of documents) other supporting documents with this Neighbor Notification Form from the owner/permit applicant: Yes No

I do not have technical objections (please sign): \_\_\_\_\_  
I will be submitting technical objections: Yes No

I hereby grant the access to evaluate the preexisting conditions before construction, to evaluate structural system of my house and to install necessary protective measures to my property: Yes No Yes with Conditions

Conditions/Other Notes: \_\_\_\_\_

If access is denied, I understand that I will be responsible for making my own property safe, without delay, so as not to impede or materially delay the proposed construction. If access is required for construction work on my property, then the owner/permit applicant shall discuss and explain the impact on my property.

Signature of Adjoining Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Address of Adjoining Neighbor: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Signature of Design Professional: \_\_\_\_\_ Date: \_\_\_\_\_

*Note: It is required to provide all pages of this Neighbor Notification Form to the adjoining property owners with all accurate information. As per Administrative bulletin CC2015-02, a notification letter will be provided by the applicant to adjoining property owners prior to start of construction work. Permit applicant shall not fill any information on the Response From Adjoining Property Owner form.*



Government of the District of Columbia  
Office of the Chief Financial Officer  
Office of Tax and Revenue  
1101 4<sup>th</sup> Street, SW  
Washington, DC 20024



MICHAEL WRIGHT  
525 OGLETHORPE ST NW  
WASHINGTON DC 20011-2034



*Below are instructions for individuals with limited English Proficiency who need assistance. All others please turn to the next page for important information from the Office of Tax and Revenue.*



Language  
Assistance

Si necesita ayuda en Español, por favor llame al **(202) 727-4829** para proporcionarle un intérprete **de manera gratuita**.

Nếu quý vị cần giúp đỡ về tiếng Việt, xin gọi **(202) 727-4829** để chúng tôi thu xếp có thông dịch viên đến giúp quý vị **miễn phí**.

Si vous avez besoin d'aide en Français appelez-le **(202) 727-4829** et l'assistance d'un interprète vous sera **fournie gratuitement**.

በአማርኛ እርዳታ ከፈለጉ በ **(202) 727-4829** ይደውሉ። የነፃ አስተርጓሚ ይመደብልዎታል።

한국어로 언어 지원이 필요하신 경우 **(202) 727-4829** 로 연락을 주시면 **무료로** 통역이 제공됩니다.

如果您需要用(中文)接受幫助，請電洽 **(202) 727-4829** 將**免費**向您提供口譯員服務。

Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4<sup>th</sup> Street, SW Suite W270  
Washington, DC 20024





Government of the District of Columbia  
Office of the Chief Financial Officer  
Office of Tax and Revenue

1101 4<sup>th</sup> Street, SW  
Washington, DC 20024

Date of Notice: February 15, 2022

Notice Number: L0006897797

**PROPERTY TAX BILL**

Square	Suffix	Lot	Property Address				Bill Year	Assessment
3202		0217	513 OGLETHORPE ST NW				2022	\$517,360
Description			Class	Tax	Penalty	Interest	Credit	Total
2022 First Half Tax			1	\$2,198.78	\$0.00	\$0.00	\$0.00	\$2,198.78
<b>Total</b>				<b>\$2,198.78</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Amount Due By March 31, 2022</b>								<b>\$2,198.78</b>

**Additional Information** (Please see reverse side for important information.)

- Real Property Tax is based on the Taxable Assessment of \$517,360.00 at a rate of \$0.85 per \$100. Estimated annual tax amount \$4,397.56.
- 16% of your Tax Year 2022 Real Property Tax is used to pay the General Obligation Bonds debt service requirement.
- Our records indicate that the original tax bill was requested by your mortgage company on your behalf.
- Your real property is **NOT** receiving Homestead Deduction/Senior/Disabled Tax Relief.

**Forecasted Amounts for Late Payments**

If paid by: Apr 1, 2022	Amount Due	\$2,451.64	If paid by: Jun 1, 2022	Amount Due	\$2,517.60
If paid by: May 1, 2022	Amount Due	\$2,484.62	If paid by: Jul 1, 2022	Amount Due	\$2,550.58

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RETURN THIS PORTION WITH YOUR REMITTANCE AND/OR CORRESPONDENCE

MICHAEL WRIGHT  
525 OGLETHORPE ST NW  
WASHINGTON DC 20011-2034

Media Number: 111386618  
Notice Number: L0006897797  
Tax Type: Real Property Tax  
Account ID: 700-001422840  
SSL: 3202- -0217  
Due Date: 31-Mar-2022  
Amount Due: \$2,198.78

OFFICE OF TAX AND REVENUE  
REAL PROPERTY TAX  
ADMINISTRATION  
P.O. BOX 98095  
WASHINGTON, DC 20090-8095

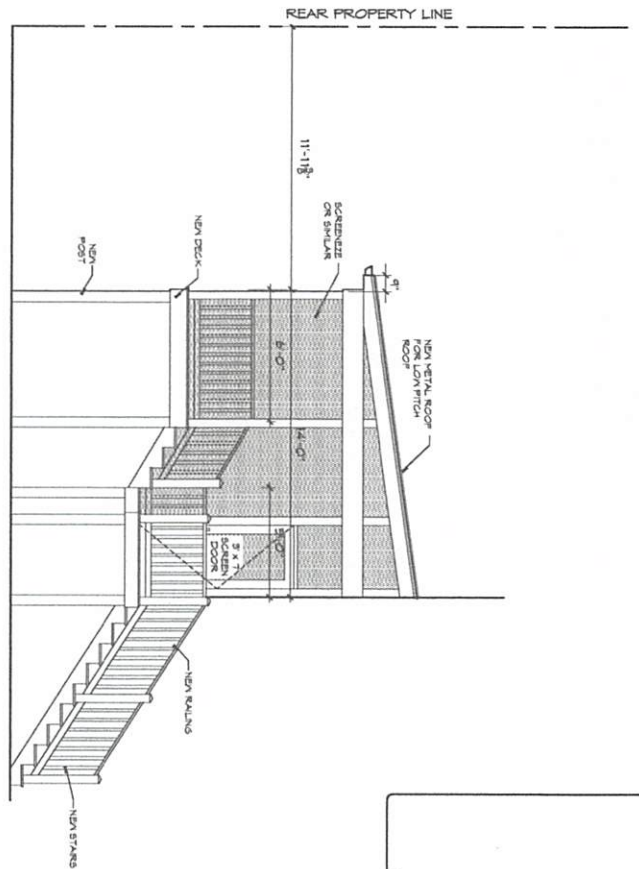
Amount  
Enclosed:

\$     ,     .

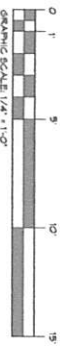
Make check or money order payable to: DC TREASURER

Please use the enclosed envelope and include your SSL

3202XXXX0217011138661870000142284000002198781



2 PROPOSED WEST ELEVATION  
SCALE: 1/4"=1'-0"



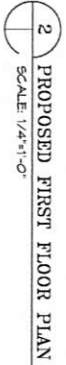
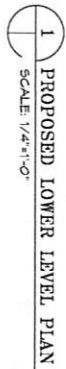
3 SECTION DETAIL

**DRD STUDIO**  
CUSTOM ADDITIONS  
AND RENOVATIONS  
13907 CHATTERLY PL.  
GERMANTOWN, MD. 20874  
301-523-3034

**FOR DORA USE ONLY**

A002

REAR PROPERTY LINE

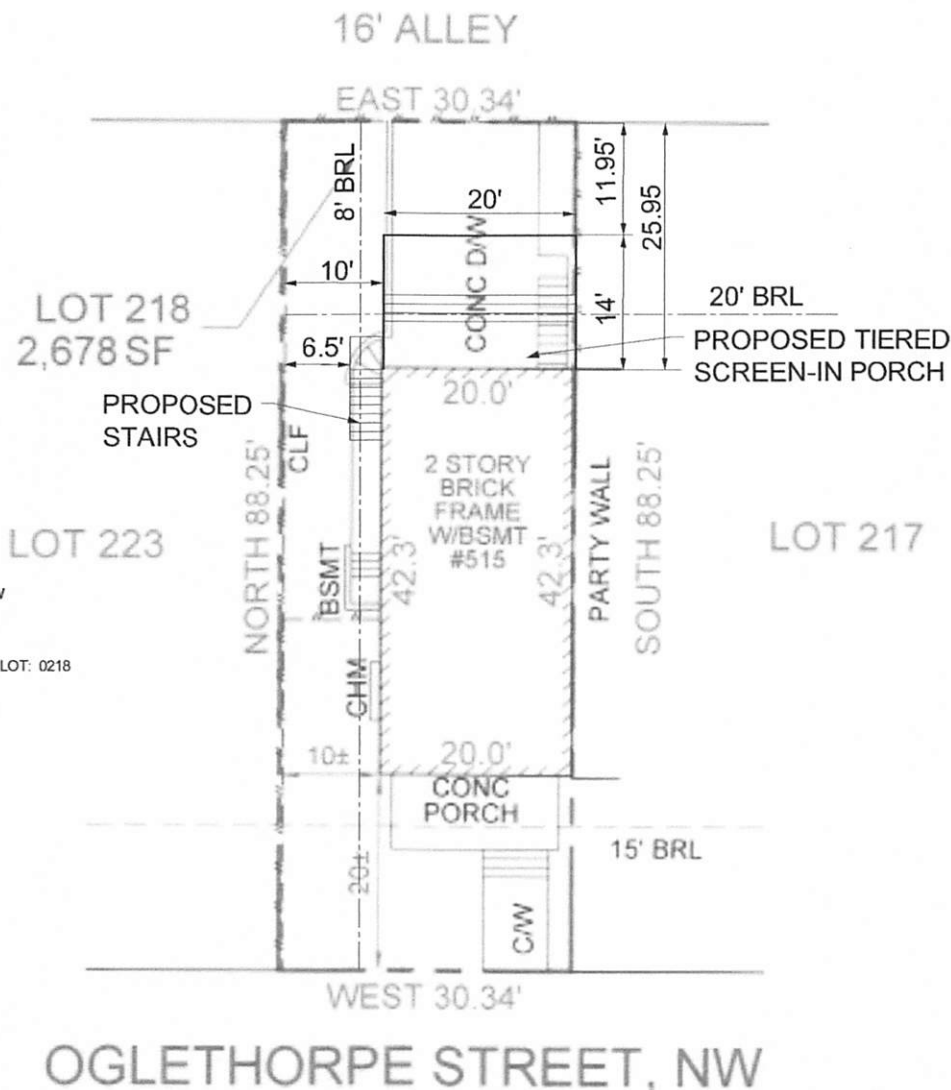


PROPOSED ADDITION TO IN-ROCK & STAIRS ADDITION		BZA	
DATE	DESCRIPTION		
DISTANCE FROM		DATE	
DATE	AS NOTED	DATE	AS NOTED
STAMP TITLE		STAMP TITLE	
PROPOSED FIRST FLOOR PLAN		PROPOSED FIRST FLOOR PLAN	
A001		A001	



# LOCATION DRAWING

ADDRESS: 515 OGLETHORPE STREET, NW



## ZONING SUMMARY:

PROPERTY ADDRESS: 515 OGLETHORPE ST NW  
WASHINGTON DC 20011

PROPERTY DESCRIPTION: SQUARE: 3202, LOT: 0218  
CONSTRUCTION TYPE: VB  
USE GROUP: R-3  
ZONE: R-2  
YEAR BUILT: 1929  
MAX. LOT OCCUPANCY: 40 %  
MIN. REAR YARD: 20'  
MIN. SIDE YARD: 8'  
LOT AREA: 2,678 SF  
EXISTING BUILDING: 986 SF  
PROPOSED BUILDING: 280 SF  
TOTAL BUILDING: 1,266 SF  
TOTAL LOT OCCUPANCY: 47.3 %

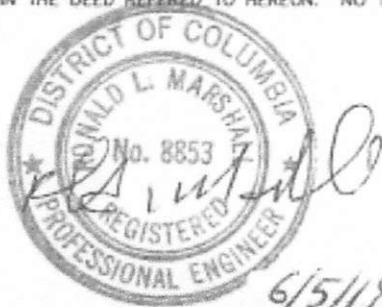
## NOTES:

1. THIS LOCATION DRAWING IS OF BENEFIT TO A CONSUMER ONLY IN SO FAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
2. THIS LOCATION DRAWING IS NOT TO BE USED FOR BUILDING OF FENCES OR OTHER IMPROVEMENTS.
3. THIS LOCATION DRAWING IS NOT TO BE RELIED UPON FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
4. LEVEL OF ACCURACY IS 2'±.

DRAWN BY: BT

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. WE ASSUME NO RESPONSIBILITY, OR LIABILITY FOR ANY RIGHT-OF-WAYS ON THE RECORD OR EASEMENTS RECORDED OR UNRECORDED NOT APPEARING ON THE RECORDED PLAT OR MENTIONED IN THE DEED REFERRED TO HEREON. NO TITLE REPORT WAS FURNISHED.



PROFESSIONAL SEAL

DATE

## LAND PRO ASSOCIATES, LLC.

9900-E GREENBELT ROAD SUITE 334  
LANHAM, MD 20706  
PHONE 301-368-1944  
FAX 301-794-8751  
LANDPRO@MAIL.COM

LOCATION DRAWING

LOT 218

SQUARE 3202

WASHINGTON

DISTRICT OF COLUMBIA

SCALE 1" = 20'

DATE 6/5/18

FILE #515 OGLETHORPE ST

CASE # 18-6412DC



DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., December 21, 2021

Plat for Building Permit of:

SQUARE 3202 LOT 218

Scale: 1 inch = 20 feet

Recorded in Book 90 Page 124

Receipt No. 22-01510

Drawn by: A.S.

Furnished to: DAVID DELGADO

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

*Anup Shrestha*  
for Surveyor, D.C.

00

12-22-21  
David Delgado  
Agent

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:  
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;  
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application \_\_\_\_\_; and  
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;  
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;  
3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;  
4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and  
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.  
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Relationship  
to Lot Owner: \_\_\_\_\_

If a registered design professional, provide license number  
and include stamp below.



SCALE: 1:20

SR-22-01510(2021)

SHEET 1 OF 2

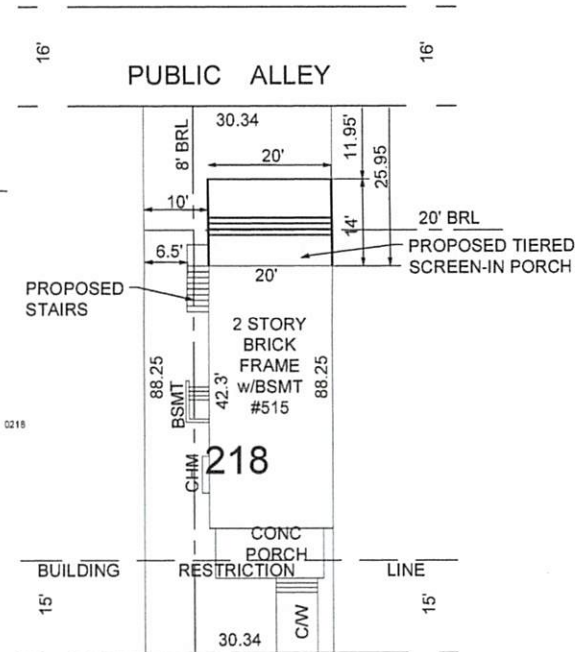
SQUARE 3202



ZONING SUMMARY:

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WASHINGTON DC 20011

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TOTAL BUILDING: 1,266 SF  
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OGLETHORPE STREET, N.W.

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 20708  
EXHIBIT 2

SR-22-01510(2021)

SHEET 2 OF 2